

DOC. # 5543
ADOPTED 5/27/93

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS RC-6, R-10A AND R-13:
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56**

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Renewal Area Project No. MASS. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Samuel Khoury has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RC-6, R-10A and R-13 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Samuel Khoury be, and hereby is, tentatively designated as Redeveloper of Disposition Parcels RC-6, R-10A and R-13 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development; and
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended; and
- (c) Submission within Two-Hundred Seventy (270) days in a form satisfactory to the Authority of:

- 334 Columbia Avenue, Boston, Massachusetts 02128 (617) 251-7495
- SOUTH NEIGHBORHOOD SERVICE CENTER**
- "We Still Have The Dream"
- (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final working drawings and specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of Parcels RC-6, R-10A and R-13 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with Samuel Khoury for early entry to Parcels RC-6, R-10A and R-13 for the purpose of site preparation and soil conditions investigation. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. In the event the 1993 low-income housing tax credits is not awarded, the tentative designation of Samuel Khoury as redeveloper of Parcels RC-6, R-10A and R-13 will be automatically rescinded without prejudice and without further action by the Authority Board of Directors.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

cc: Jonathan E. Brown, President, SHP Advisory Committee
Stephen C. Brown, Executive Director, SHP

SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"

CC: MF
R2
J.K.



August 30, 1991



Mr. Clarence Jones
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02201

Dear Mr. Jones,

On behalf of SNAP, the South End Neighborhood Service Center of ABCD, I want to express our strong support for the proposal of Sam Khoury to develop 38 units of housing on South End parcels RC-6 on Dwight Street, RC-10A on Harrison Avenue, and RC-13 on East Brookline Street.

It is our understanding that 2/3 of the units to be developed will be affordable to low and moderate income families, thus meeting a critical community need. Further after review of the proposal, and after several meetings with the developer, we are convinced that community standards have been upheld.

We would encourage the Board of Directors of the Authority to designate Mr. Khoury as the developer of these parcels according to the proposal which he has submitted.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Pat Cusick'.

Pat Cusick
Director, SNAP

cc. Jeanette Boone, President, SNAP Advisory Committee
Stephen Coyle, Executive Director, BRA

BROOKLINE & WEST ROXBURY
566-5400

BOSTON & VICINITY
267-5544

SOMERVILLE & CAMBRIDGE
266-2224

PRUDENTIAL TV SERVICE CO.

Service - Sales - Rentals

1639 WASHINGTON STREET
BOSTON, MASS. 02118

7 WEST BOUNDARY ROAD
WEST ROXBURY, MASS. 02132

September 13, 1991

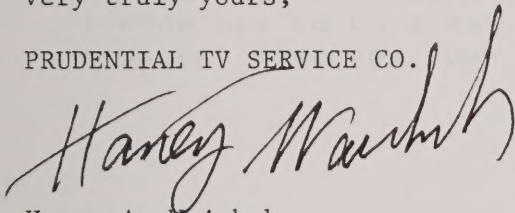
Mr. Steven Coyle
B. R. A. Director
One City Hall Plaza
Boston, MA 02201

Dear Mr. Coyle:

I am writing this letter to support Mr. Samuel Khoury in his bid to develop Sites RC-6, RC-10A and RC-13. It is my understanding that Mr. Khoury is planning to have 38 units 2/3rds is to be affordable to low and moderate income, which is something that is needed in the area. Each Site will have its own parking a factor which is very important, as parking in the area is limited. I hope that the BRA approves Mr. Khoury's proposal and designates him the developer.

Very truly yours,

PRUDENTIAL TV SERVICE CO.



Haney A. Waishek

HAW/oa

cc: Mr. Thomas O'Malley
Ms. Maria Faria



Jeannette Hajjar
4 Union Park
Boston, MA 02118

September 11, 1991

Clarence Jones, Chairman
Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Jones:

Mr. Samuel Khoury's proposal for the development of mixed housing on sites RC-6, RC-10A, and RC-13 in the South End is due this month for a hearing before you.

Mr. Khoury has informed me that designation of a developer for these parcels has been an intermittent process for many years with no resolution and that he has been involved in the process from the beginning. A decision should be reached soon, as these lots have been empty for too long. I agree with Mr. Khoury that the construction of mixed housing on these sites will be a positive contribution to the South End and will help to maintain and perpetuate the economic and ethnic mix that makes the South End such a great place to live.

I have lived in the South End all my life and knew Sam Khoury for many of the years that he lived here in the neighborhood. I know him to be a man of compassion and good will. His proposal deserves your serious consideration.

Very truly yours,

cc: Stephen Coyle, Director, Boston Redevelopment Authority
Thomas O'Malley, Asst. Director, Neighborhood Housing and
Development
Maria Farria, Senior Project Director

Jeanette Hajjar
4 Union Park
Boston, MA 02118

September 11, 1991

Clarence Jones, Chairman
Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

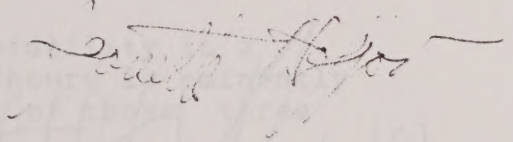
Dear Mr. Jones:

Mr. Samuel Khoury's proposal for the development of mixed housing on sites RC-6, RC-10A, and RC-13 in the South End is due this month for a hearing before you.

Mr. Khoury has informed me that designation of a developer for these parcels has been an intermittent process for many years with no resolution and that he has been involved in the process from the beginning. A decision should be reached soon, as these lots have been empty for too long. I agree with Mr. Khoury that the construction of mixed housing on these sites will be a positive contribution to the South End and will help to maintain and perpetuate the economic and ethnic mix that makes the South End such a great place to live.

I have lived in the South End all my life and knew Sam Khoury for many of the years that he lived here in the neighborhood. I know him to be a man of compassion and good will. His proposal deserves your serious consideration.

Very truly yours,



cc: Stephen Coyle, Director, Boston Redevelopment Authority
Thomas O'Malley, Asst. Director, Neighborhood Housing and
Development
Maria Farria, Senior Project Director

Copy: Maria Faria

Stephan Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

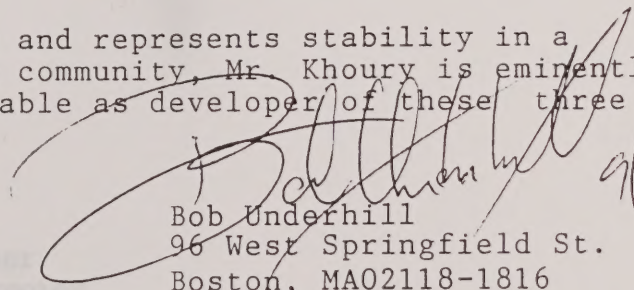
Dear Mr. Coyle,

It is very satisfying to me to learn that Samuel Khoury would like to develop housing on three sites in the South End.

I know the sites: I lived for many years at 34-36 East Newton Street on the same block as parcel R-10A and parcel R-13. Thirty years ago I produced "South End Story", an original musical by South End teenagers which had as its setting a sub shop at the corner of East Brookline and Harrison and until a few years ago I headed a block association and tenants group for the area. For ever a decade I acted as community liaison for General Ambrose House a few doors from parcel RC-6 and continue close social ties with many long-term residents of that neighborhood.

I also know Mr. Khoury well: When I first came to the South End as a volunteer in the 1950's, it was his relatives and friends who made me welcome and taught me the meaning of "neighbor" and "community". Though I have had almost no direct contact with him over the years, I always knew he was there as one of a handful who knew and cared about the maintenance of those standards and values which make for a safe, wholesome environment.

As one who respects and represents stability in a constantly changing community, Mr. Khoury is eminently suitable and desirable as developer of these three sites.


Bob Underhill
96 West Springfield St.
Boston, MA 02118-1816

9/12/91

03 September 1991

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Mr. Steven Coyle, Director

Mr. Coyle,

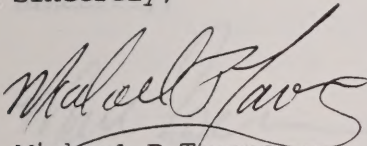
I would like to take a moment of your time to introduce myself and outline the purpose of this letter to you.

I am Michael P Tavano, a small business owner and resident of the South End of Boston. I would like to thank your department for all that you are doing in our area, and the accomplishments you have made.

This letter is to lend my support to a proposed development for the Dwight and Shawmut Street areas. As you are well aware, these areas are not quite the picturesque street of the Back Bay but they are up-and-coming. I feel the developer Mr. Samuel Khoury (who has been a life-long resident of the South End and Businessman) has endeavored to meet all of the criteria set forth for the development. The site would be a owner occupied dwelling on the vacant lot # RC6. I have been given the opportunity the look at the proposal plans, and feel it would be a healthy addition to our neighborhood, and community. I strongly support its approval and construction.

If you have any questions, or if I could be of any future service to the neighborhood by serving on a committee, please contact me at (617)247-9096 and if you would notify me of any public meetings for the areas development, at 32 Bradford Street, Unit 1, Boston, MA 02118. Thank you for your time and consideration of this proposed development.

Sincerely,



Michael P Tavano

cc: Ms Maria Farria, Senior Planner
Mr Tom O'Mally, Assistant Director
Mr Samuel Khoury

03 September 1991

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Mr. Steven Coyle, Director

Mr. Coyle,

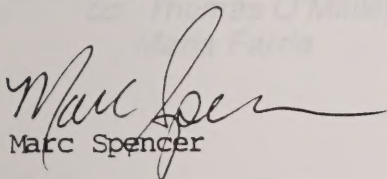
I would like to take a moment of your time to introduce myself and outline the purpose of this letter to you.

I am Marc Spencer, a small business owner and resident of the South End of Boston. I would like to thank your department for all that you are doing in our area, and the accomplishments you have made.

This letter is to lend my support to a proposed development for the Dwight and Shawmut Street areas. As you are well aware, these areas are not quite the picturesque street of the Back Bay but they are up-and-coming. I feel the developer Mr. Samuel Khoury (who has been a life-long resident of the South End and Businessman) has endeavored to meet all of the criteria set forth for the development. The site would be a owner occupied dwelling on the vacant lot # RC6. I have been given the opportunity the look at the proposal plans, and feel it would be a healthy addition to our neighborhood, and community. I strongly support its approval and construction.

If you have any questions, or if I could be of any future service to the neighborhood by serving on a committee, please contact me at (617)262-2400 and if you would notify me of any public meetings for the areas development, at 32 Bradford Street, Unit 1, Boston, MA 02118. Thank you for your time and consideration of this proposed development.

Sincerely,



Marc Spencer

cc: Ms Maria Farria, Senior Planner
Mr Tom O'Mally, Assistant Director
Mr Samuel Khoury

John Campbell
5 Dwight Street
Boston, MA 02118

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston, MA 02201

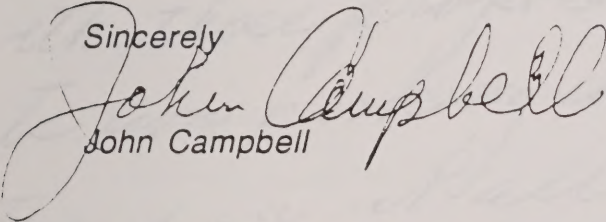
Dear Mr. Coyle:

My name is John Campbell and I live and own #5, Dwight Street which is the abutting property to Parcel RC - 6. I have long been a supporter of Mr. Samuel Khoury who is a lifetime resident of the South End and a long time friend.

I think that Mr. Khoury's proposal is well planned and should be well received. Housing and parking is what we need. Mr. Khoury will also live in the building and I know that it will be kept and run properly

Thanking you

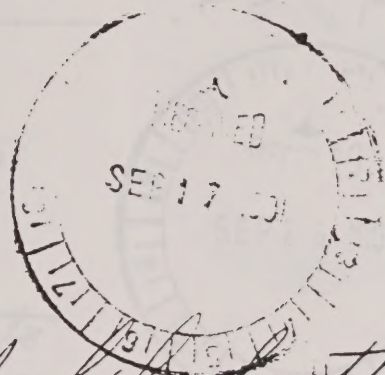
Sincerely


John Campbell

cc: Thomas O'Malley
Maria Farria

To Steven Cyle
B R A Director

cc. MFC
P2
JK



Dear Mr Cyle

is a life-long resident of the South End
and also a life-long friend of Mr Sam
Murray. I fully am in favor of him
as a developer of the proposed property
which are RC-6 - RC-10A - RC-13.

He has the community in mind
with those proposals. Each lot has
its own parking and will not burden
the area at all.

Here I am hoping you agree and will
name Mr. Murray as the developer.

Thank You

cc
Thomas Kelley
Anna Lucia

Mrs Margaret David
Bradford St.
Boston

Sept 13, 1991



Dear Sirs;

We need to come to a resolution on Parcel RC-6.

Mr Khoury's proposal to develop mixed-income housing with underground parking facilities seems reasonable and consistent with my vision of the now-vacant lot at Shawmut Ave. and Dwight Street.

As a "once-designated" developer for this lot, Mr. Khoury deserves serious consideration as developer of Parcel RC-6.

Sincerely,

Dorothy Clarke

18 Harrison St

Boston, Ma 02118

G. End Resident
for 30 years.

To BKA

P714
m4



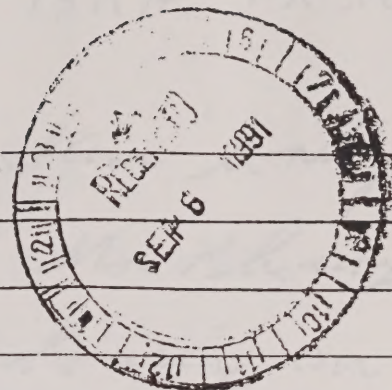
Stephen Coyle, Director

I am writing this letter in support of Lancel Thawny and his hope of putting up a building at the corner of Shannett Avenue & Dwight Street. I have known Mr Thawny all of my life and he has been a long time friend of my family. He is of the highest integrity and a very responsible person. I feel this building will be an asset to the neighborhood. Please vote in his favor.

cc. Thomas O. Kelley
Thomas O. Kelley

Sincerely,
Peter J. Salami

P7
m =



Mr. Steven Leagle
B.R.A. Director
City Hall.

Dear Mr. Leagle,

I am writing this letter in support of Samuel Khoury, a very dear and responsible person which I have known all my life.

Samuel Khoury, who is presently, trying to develop lot RC-6 at Shawmut Avenue and Dwight Street.

The proposal has, Housing and parking both which are vital to the area.

I hope Mr. Khoury gets the B.R.A. approved and is made developer.

It is going to be owner occupied.

C.C.
Tom O'Malley
Maria Farria

Sincerely,
Stephanie L. Tealagas
22 Milford St.
Boston, MA 02118

Stephen COYLE Director B.R.A. Boston MA

Dear Mr Coyle, I am writing this letter to support Mr. Khoury in his bid to put housing on Dwight + Stuart ave. with parking beneath the building. The building will be owned occupied & open to the community. I have known Mr Khoury all my life & I support the project & Mr. Khoury whole heartily hoping Mr. Khoury gets the project.

Thank you
E. Ann Walsh



CC

Homer J Malley
Maria Farria

B.R.A. Stuart ave,
Bos MA.



M.F.
PZ

5 Taylor St
Boston, Ma. 02118
September 2, 1991

To the decision makers
of the Boston Redevelopment
Authority,

I, Norma Walsh
Gramer, wish to be
put on record that I
support Mr. Samuel Khoury,
in his bid for parcel
RC-6.

I've lived in the
South End all of my
life, and raised my
four grown children
here, too. Mr. Khoury
(Ham, as he is affectionately
called) knows what
a true neighborhood is
all about. Please let
him have what he wants.

Sincerely, Norma Gramer.

Mr. Steven Coyle
BRA Director

9/1/91

Dear Mr. Coyle,

I would like to go on record as a whole-hearted supporter of Mr. Samuel Khoury, regarding the development of Parcel RC-6 at the corner of Dwight St. and Shawmut Ave.

Considering Mr. Khoury's

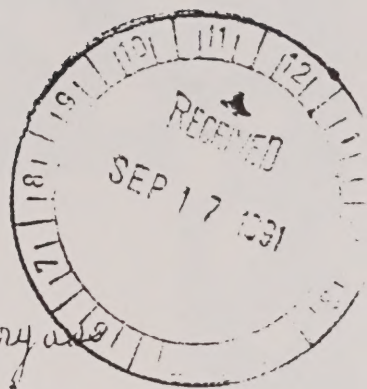
1. Long residence in the area.
2. In Business all of these years in the area.
3. A Former Designee
4. His long effort in trying to obtain designation.

Mr. Khoury's reputation is above reproach, and it will be owner occupied. Heres hoping that you and the Board vote to have Mr. Khoury moved to Developer!

cc
Tom O'Malley
Maria Faria

Thank You, George Abdo
Castle Sq. Tenant

C. M. F. V.
P2
JK



Mr Steven Cayle.

I have known Mr Samuel Khouryas
for a good many years. I know him to
be sincere and honest. He ran a nice
restaurant for many years and has a
impeccable reputation. I would not hesitate
an instant in recommending Mr Khouryas
Developer for project RCB. He will be
owner occupant of the building.

Hoping you will name him
Developer of the project

Yours Truly

James Vane
Owner of 259 Shawmut
AV

CC,
Tom D. Malley
Marie Farnia

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston, MA. 02201

Dear Mr Coyle:

I have known Samuel Khoury for most of my life. He is a man of good character and is honest and reliable. His plan for project RC - 6 seems to be just what the area needs and Mr. Khoury seems to be the man to develop it. He is a former designee, a lifetime resident and he certainly has the support of the people in the area. I certainly would not hesitate to name him developer.

Sincerely

Mary Moloof
33 Hanson Street
Boston MA 02118

Mary Moloof

cc
Thomas O'Malley
Maria Farria

Dear Mr. Doyle and members of the
B. R. A. Board!

I am writing this
letter in support of Mr. Samuel
Khoury, in reference to the proposed
Lot^(#) R.C.-6 on the corner of
Shawmut Ave and Knight St.

Being a life long resident of the
area, the same as Mr. Khoury (68 years)
and back in the early '70's was
designated a former developer of that
lot, I think as a developer, he would be
an asset to the community. It will be
corner occupied, and he will be there to
endure the project in any way he can, I
remain

c.c.
Tom O'Malley
Marion Faria

Sincerely yours,
Mrs. Alia Khalil
412 Bradford St.
Boston, Ma.

62118



MEMORANDUM

MAY 27, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, DEPUTY DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56:
PARCELS RC-6, R-10A AND R-13

SUMMARY: This memorandum requests the tentative designation of Samuel Khoury as redeveloper of Parcels RC-6, R-10A and R-13 for the purpose of developing the three sites into a total of 38 rental housing units of which 29 units will be affordable for low- and moderate-income households. Furthermore it is requested that the Director be authorized to execute a License Agreement with Samuel Khoury for early entry to the parcels for the purpose of site preparation and soil conditions investigation.

Parcel RC-6, consisting of about 7,134 square feet of vacant land, is located at 219-225 Shawmut Avenue. Parcel R-10A, consisting of about 6,277 square feet of vacant land, is located at 39-47 East Brookline Street. Parcel R-13, consisting of about 7,701 square feet of vacant land, is located at 1-4 St. George Street. These three vacant parcels combined consist of approximately 21,112 square feet of vacant land in the South End Urban Renewal Area.

On June 27, 1991, the Boston Redevelopment Authority (BRA) authorized the advertisement of a Request for Proposals (RFP) for the development of the three parcels for residential purposes. The deadline for the submission of proposals was August 26, 1991 and two proposals were received. The advertisement was carried out in compliance with M.G.L. Chapter 30B, governing the disposition of publicly-owned property.

Samuel Khoury submitted a proposal to develop all three sites while the other developer only submitted a proposal to develop one of the sites, Parcel RC-6. In order to achieve feasibility and to produce affordable housing in the City of Boston, Samuel Khoury's proposal was selected to develop all three sites. The proposal meets the objectives and goals established in the RFP.

Samuel Khoury has been associated with the South End of Boston for many years as a former business owner and resident of the South End. The proposal submitted by Samuel Khoury calls for the construction of a total of 38 new rental units on all three sites. To meet the affordable housing guidelines as established in the RFP, the developer intends to produce a total of 38 units of which 29 units will be reserved for low- and moderate-income households. The unit mix consists of 11 one-bedroom units, 24 two-bedroom units and 3 three-bedroom units.

The developer intends to submit an application to the Executive Office of Communities and Development (EOCD) to obtain 1993 low-income housing tax credits for the development. One of the selection criteria to be identified as a priority project for the Low-income Housing Tax Credit program is site control. Therefore, the developer is requesting tentative designation status in order to proceed with the financing of the project. In addition, the designation would allow the developer to move forward in securing other sources of financing. Should the developer not be awarded the low-income tax credits, the tentative designation of Samuel Khoury as redeveloper of the three sites will be automatically rescinded without prejudice and without further action by the BRA Board of Directors.

The development team consists of Piatt Associates as the project architect and Thomas F. Welch, President of Thomas F. Welch & Associates, as the development consultant. Samuel Khoury has received support from local residents to develop the sites.

The developer is also requesting early entry to the parcels for the purpose of site preparation and soil conditions investigation. The License Agreement for early entry to the three parcels requires the developer to assume all expenses for the work and to comply with applicable codes and ordinances.

It is, therefore, recommended that Samuel Khoury be granted tentative designation as redeveloper of Parcels RC-6, R-10A and R-13 for the purpose of creating a total of 38 rental housing units, of which 29 will be reserved for low- and moderate-income households. Furthermore, it is recommended that the BRA authorize the Director to execute a License Agreement with Samuel Khoury for early entry to the three parcels for the purpose of site preparation and soil conditions investigation.

An appropriate vote follows:

VOTED:

That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority re: Tentative Designation of Redeveloper of Parcels RC-6, R-10A and R-13 in the South End Urban Renewal Area, Project No Mass. R-56.

25,302

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STREET

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SHAWMUT

DWIGHT

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AVE.

CHAS. J. WILLIAMS
EL. SCHOOL
2980

MILFORD

STREET

[illegible]

MEDFORD

33

106,599

4882

36,343

R-13

R-10A

AVENUE

BROOKLINE STREET

SHARON

HARRISON

MASS. MEMORIAL
HOSPITALS

NURSE
HOME

STOUGHTON

BOSTON UNIVERSITY
MEDICAL RESEARCH
BLDG.

50,012

101 ST. INFANTRY

ARMOPY

UNIVERSITY OF
ASTON
SCHOOL